

Carlton Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Carlton Lakes Community Development District

Balance Sheet

As of 2/28/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets									
Cash-Operating Account	483,371	0	0	0	0	0	0	0	483,371
Cash – HOA Improvement	124,130	0	0	0	0	0	0	0	124,130
Investments-Revenue 2018 (5000)	0	0	256,545	0	0	0	0	0	256,545
Investments-Interest 2018 (5001)	0	0	0	0	0	0	0	0	0
Investments-Sinking 2018 (5002)	0	0	0	0	0	0	0	0	0
Investments-Reserve 2018 (5003)	0	0	140,672	0	0	0	0	0	140,672
Investments-Amenity 2018 (5005)	0	0	0	0	0	0	0	0	0
Investments-Carlton Lakes West 2018 (5006)	0	0	0	0	0	0	0	0	0
Investments-Phase 1C, 1E 2018 (5007)	0	0	0	0	0	0	0	0	0
Accounts Receivable - Other	14	0	0	0	0	0	0	0	14
Due From Developer	0	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0	0
Investments-Revenue 2017 (8000)	0	0	0	267,630	0	0	0	0	267,630
Investments-Interest 2017 (8001)	0	0	0	0	0	0	0	0	0
Investments-Sinking 2017 (8002)	0	0	0	0	0	0	0	0	0
Investments-Reserve 2017 (8003)	0	0	0	103,845	0	0	0	0	103,845
Investments-Construction 2017 (8005)	0	0	0	0	0	1	0	0	1
Investments-Amenity Center 2017 (8007)	0	0	0	0	0	18	0	0	18
Investments-Construction 2015 (8005)	0	0	0	0	0	0	0	0	0
Investments-Revenue 2015 (8004)	0	561,550	0	0	0	0	0	0	561,550
Investments-Reserve 2015 (8003)	0	253,219	0	0	0	0	0	0	253,219
Investments-Interest 2015 (8000)	0	0	0	0	0	0	0	0	0
Investments-Prepayment 2015 (8002)	0	16,017	0	0	0	0	0	0	16,017
Investments-Sinking 2015 (8001)	0	0	0	0	0	0	0	0	0
Investments-Deferred Costs 2015 (8007)	0	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	4,970	0	0	0	0	0	0	0	4,970
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0
Deposits	85	0	0	0	0	0	0	0	85
Construction Work In Progress	0	0	0	0	0	0	13,788,149	0	13,788,149
Amount Available-Debt Service	0	0	0	0	0	0	0	1,185,149	1,185,149
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	13,619,851	13,619,851
Other	0	0	0	0	0	0	0	0	0
Total Assets	612,570	830,786	397,216	371,475	0	19	13,788,149	14,805,000	30,805,215

Liabilities

Carlton Lakes Community Development District

Balance Sheet

As of 2/28/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Debt Service - Series 2018	Debt Service - Series 2017	Capital Projects - Series 2018	Capital Projects - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Accounts Payable	67,026	0	0	0	0	0	0	0	67,026
Accounts Payable Other	0	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0
Deposits	250	0	0	0	0	0	0	0	250
Unearned Revenues	0	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2015	0	0	0	0	0	0	0	6,875,000	6,875,000
Revenue Bonds Payable-Series 2017	0	0	0	0	0	0	0	3,740,000	3,740,000
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	0	4,190,000	4,190,000
Total Liabilities	67,276	0	0	0	0	0	0	14,805,000	14,872,276
Fund Equity & Other Credits									
Fund Balance-All Other Reserves	0	629,541	235,903	283,288	0	19	0	0	1,148,752
Fund Balance-Unreserved	96,558	0	0	0	0	0	0	0	96,558
Investment In General Fixed Assets	0	0	0	0	0	0	13,788,149	0	13,788,149
Other	448,736	201,245	161,314	88,187	0	0	0	0	899,481
Total Fund Equity & Other Credits	545,294	830,786	397,216	371,475	0	19	13,788,149	0	15,932,939
Total Liabilities & Fund Equity	612,570	830,786	397,216	371,475	0	19	13,788,149	14,805,000	30,805,215

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	650,867	632,152	(18,714)	(3)%
O&M Assmts - Off Roll	6,650	0	(6,650)	(100)%
Interest Earnings				
Interest Earnings	0	158	158	0 %
Contributions & Donations From Private Sources				
HOA Contributions	0	222,924	222,924	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	75	75	0 %
Rental Revenue	500	50	(450)	(90)%
Total Revenues	658,017	855,359	197,342	30 %
Expenditures				
Legislative				
Supervisor Fees	4,000	1,400	2,600	65 %
Financial & Administrative				
District Manager	44,000	20,583	23,417	53 %
District Engineer	4,750	1,257	3,493	74 %
Disclosure Report	10,900	10,900	0	0 %
Trustees Fees	12,000	4,916	7,084	59 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	8,000	3,500	4,500	56 %
Postage, Phone, Faxes, Copies	750	538	212	28 %
Public Officials Insurance	1,800	1,991	(191)	(11)%
Legal Advertising	1,500	1,800	(300)	(20)%
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	250	175	75	30 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	625	875	58 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	8,000	3,998	4,002	50 %
Electric Utility Services				
Electric Utility Services	150,000	59,436	90,564	60 %
Decorative Light Maintenance	2,000	0	2,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	5,000	2,000	3,000	60 %
Water-Sewer Combination Services				
Water Utility Services	11,500	8,137	3,363	29 %
Other Physical Environment				
Staff	59,667	24,623	35,044	59 %
Waterway Management Program	20,000	5,470	14,530	73 %
Property & Casualty Insurance	26,000	18,856	7,144	27 %
Club Facility Maintenance	39,000	48,997	(9,997)	(26)%
Landscape Maintenance - Contract	193,000	79,001	113,999	59 %
Landscape Maintenance - Other	15,000	2,808	12,192	81 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Pool Maintenance	18,000	5,214	12,786	71 %
Capital Reserve				
HOA Expenditures	0	98,794	(98,794)	0 %
Total Expenditures	658,017	406,623	251,394	38 %
Excess Of Revenues Over (Under) Expenditures	0	448,736	448,736	0 %

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	96,558	96,558	0 %
Fund Balance, End of Period	<u>0</u>	<u>545,294</u>	<u>545,294</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2015
 From 10/1/2020 Through 2/28/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	505,713	510,693	4,980	1 %
DS Assmts - Prepayments	0	16,017	16,017	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>505,713</u>	<u>526,723</u>	<u>21,010</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	385,713	195,478	190,235	49 %
Principal Payment	120,000	120,000	0	0 %
Prepayment	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</u>
Total Expenditures	<u>505,713</u>	<u>325,478</u>	<u>180,235</u>	<u>36 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>201,245</u>	<u>201,245</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	629,541	629,541	0 %
Fund Balance, End of Period	<u>0</u>	<u>830,786</u>	<u>830,786</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
 From 10/1/2020 Through 2/28/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	281,344	253,863	(27,481)	(10)%
DS Assmts - Off Roll	0	13,817	13,817	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>281,344</u>	<u>267,686</u>	<u>(13,658)</u>	<u>(5)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	211,344	106,372	104,972	50 %
Principal Payment	<u>70,000</u>	<u>0</u>	<u>70,000</u>	<u>100 %</u>
Total Expenditures	<u>281,344</u>	<u>106,372</u>	<u>174,972</u>	<u>62 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>161,314</u>	<u>161,314</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	235,903	235,903	0 %
Fund Balance, End of Period	<u>0</u>	<u>397,216</u>	<u>397,216</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2020 Through 2/28/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	255,050	252,019	(3,031)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>255,050</u>	<u>252,024</u>	<u>(3,026)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	185,050	93,838	91,213	49 %
Principal Payment	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>255,050</u>	<u>163,838</u>	<u>91,213</u>	<u>36 %</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>88,187</u>	<u>88,187</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	283,288	283,288	0 %
Fund Balance, End of Period	<u>0</u>	<u>371,475</u>	<u>371,475</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2020 Through 2/28/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects - Series 2017
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	19	19	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>19</u></u>	<u><u>19</u></u>	<u><u>0 %</u></u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2020 Through 2/28/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,788,149	13,788,149	0 %
Fund Balance, End of Period	<u>0</u>	<u>13,788,149</u>	<u>13,788,149</u>	<u>0 %</u>

Carlton Lakes Community Development District

Statement of Revenues and Expenditures

950 - General Long-Term Debt
 From 10/1/2020 Through 2/28/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,805,000	14,805,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,805,000</u>	<u>15,005,000</u>	<u>0 %</u>

Carlton Lakes Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Bank Balance	483,620.20
Less Outstanding Checks/Vouchers	248.93
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	483,371.27
Balance Per Books	<u>483,371.27</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2122	2/11/2021	System Generated Check/Voucher	200.00	Rena Diane Vance
2131	2/18/2021	System Generated Check/Voucher	48.93	Verizon
Outstanding Checks/Vouchers			248.93	

**Carlton Lakes Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2087	1/14/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2088	1/14/2021	System Generated Check/Voucher	200.00	Freddy Barton
2096	1/21/2021	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
2097	2/1/2021	System Generated Check/Voucher	2,128.30	BOCC
2098	2/1/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC
2099	2/1/2021	System Generated Check/Voucher	9,079.83	Meritus Districts
2100	2/1/2021	System Generated Check/Voucher	861.25	MHD Communications
2101	2/1/2021	System Generated Check/Voucher	4,905.00	Spearem Enterprises, LLC
2102	2/1/2021	System Generated Check/Voucher	1,153.50	Straley Robin Vericker
2102	2/1/2021	System Generated Check/Voucher	(1,153.50)	Straley Robin Vericker
2103	2/1/2021	System Generated Check/Voucher	13,245.92	Tampa Electric Company
2104	2/1/2021	System Generated Check/Voucher	72.45	Zebra Cleaning Team, Inc.
2105	2/4/2021	System Generated Check/Voucher	115.00	Best termite & Pest Conrol, Inc.
2106	2/4/2021	System Generated Check/Voucher	2,000.00	Grau and Associates
2107	2/4/2021	System Generated Check/Voucher	56.48	LogMein Communications, Inc.
2108	2/4/2021	System Generated Check/Voucher	11,783.50	MHD Communications
2109	2/4/2021	System Generated Check/Voucher	1,156.45	Straley Robin Vericker
2110	2/4/2021	System Generated Check/Voucher	376.00	Times Publishing Company
2111	2/4/2021	System Generated Check/Voucher	333.32	Waste Management Inc. of Florida
2112	2/4/2021	Series 2017 FY21 Tax Dist ID 516	2,235.29	Carlton Lakes CDD
2113	2/4/2021	Series 2018 FY21 Tax Dist ID 516	2,251.65	Carlton Lakes CDD
2114	2/4/2021	Series 2015 FY21 Tax Dist ID 516	4,529.62	Carlton Lakes CDD
2115	2/11/2021	System Generated Check/Voucher	50.00	Affordable Backflow Testing
2116	2/11/2021	System Generated Check/Voucher	432.75	Don Harrison Enterprises
2117	2/11/2021	System Generated Check/Voucher	200.00	Elizabeth Diaz
2118	2/11/2021	System Generated Check/Voucher	665.00	First Choice Aquatic Weed Management, LLC

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2119	2/11/2021	System Generated Check/Voucher	200.00	Freddy Barton
2120	2/11/2021	System Generated Check/Voucher	70.00	MHD Communications
2121	2/11/2021	System Generated Check/Voucher	200.00	Nicholle D. Palmer
2123	2/11/2021	System Generated Check/Voucher	2,948.96	Securiteam Inc.
2124	2/11/2021	System Generated Check/Voucher	400.00	Spearem Enterprises, LLC
2125	2/11/2021	System Generated Check/Voucher	16,223.20	Cornerstone Solutions Group
2126	2/11/2021	System Generated Check/Voucher	4,040.63	US Bank
2127	2/18/2021	System Generated Check/Voucher	13,041.83	Meritus Districts
2128	2/18/2021	System Generated Check/Voucher	1,498.88	MHD Communications
2129	2/18/2021	System Generated Check/Voucher	131.96	Bright House Networks
2130	2/18/2021	System Generated Check/Voucher	963.91	ULINE
2132	2/18/2021	System Generated Check/Voucher	1,200.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			99,662.18	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR321-1	2/4/2021	Tax Distribution - 02.04.21	14,623.48	
CR321-2	2/4/2021	Interest Distribution - 02.04.21	56.48	
61401	2/23/2021	Chair & Table Cart Returned - 02.23.21	0.00	
CR326	2/28/2021	Bank Interest	<u>4.96</u>	
Cleared Deposits			<u>14,684.92</u>	

Carlton Lakes Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
145719	10/15/2020	umbrella & base	2,399.20
145758	12/9/2020	table base/top	1,807.31
10 116982	12/31/2020	labor/irrigation	37,715.50
10442	2/12/2021	CHAIR, TABLE FROM AMAZON	187.58
10440	2/13/2021	banquet chairs amazon	1,830.50
10441	2/13/2021	Steel dolly from amazon	123.75
130202500	2/15/2021	economy folding table	963.91
130270485	2/16/2021	Folding table	963.91
4615	2/17/2021	Finishes / Installs shutters to clubhouse	5,360.00
			<hr/>
Cleared Other Cash Items			51,351.66
			<hr/> <hr/>